

Property Location:
State Use:
PID:



All information supplied is confidential and protected from public disclosure. [CH 59 S52B]
Return this form within sixty (60) days.

CITY OF CHELSEA
ASSESSOR'S OFFICE
Calendar Year 2020
Income and Expense Request

Date: July 20, 2021

Dear Property Owner:

Property Location:

The Board of Assessors is requesting income and expense information on commercial, industrial, and apartment properties to help us determine equitable values for assessment purposes. This request is for income and expense information relative to the operation of real estate and not the business use with the real estate.

When determining income producing property values, the Board must weigh financial as well as physical attributes. By completing and returning the enclosed form, you help ensure the development of a sound basis to estimate the income approach to value. Please be aware that this information will be used only to determine market income and expense levels for commercial, industrial, and apartments. In accordance with State Law, all information listed on the forms is not available to the public for inspection. [CH 59 S52B]

While it is in the best interest of property owners to contribute to the establishment of fair assessments, Massachusetts Law also requires such disclosure.

Section 38D of Chapter 59

Written Return of Information to Determine Valuation of Real Property

A board of assessors may request the owner or lessee of any real property to make a written return under oath within sixty days containing such information as may reasonably be required by it to determine the actual fair cash valuation of such property.

Failure of an owner or lessee of real property to comply with such request within 60 days after it has been made by the board of assessors shall be automatic grounds for dismissal of a filing at the Appellate Tax Board. The appellate tax board and the county commissioners shall not grant extensions for the purposes of extending the filing requirements unless the applicant was unable to comply with such request for reasons beyond his control or unless he attempted to comply in good faith. If any owner or lessee of real property in a return made under this section makes any statement which he knows to be false in a material particular, such false statement shall bar him from any statutory appeal under this chapter.

If an owner or lessee of Class one, (e.g. apartment) property fails to submit the information within the time and in the form prescribed, the owner shall be assessed an additional penalty for the next ensuing tax year in the amount of \$50.00 but only if the board of assessors informed the owner or lessee that failure to submit such information would result in the penalty.

If an owner or lessee of Class three, commercial or Class four, industrial property fails to submit the information within the time and in the form prescribed, the owner or lessee shall be assessed an additional penalty for the next ensuing tax year in the amount of \$250.00 but only if the board of assessors informed the owner or lessee that failure to so submit such information would result in the penalty.

Please note: Massachusetts General Law provides that failure to respond timely and accurately to this information request within sixty (60) days of the postmarked date shall cause you to lose your right to appeal your assessment.

Submitted by: _____ **Title:** _____

Phone: _____ **Email:** _____

Signature: _____ **Date:** _____

PID:

The Board of Assessors sincerely appreciates your cooperation in supplying this information. If you have any additional comments regarding this property, please feel free to attach an additional sheet.

THIS FORM IS CONFIDENTIAL AND NOT A PUBLIC RECORD

Please return the form to assessing@chelseama.gov or mail to

Assessor's Office
Chelsea City Hall, 500 Broadway, Room 211
Chelsea, MA 02150
(617) 466-4010



ALL DOCUMENTS MUST BE RETURNED WITHIN 60 DAYS

| | | |
|---------------------------|--------------------------------|----------------------|
| Property Location: | Mixed Use Property | Calendar Year |
| Map & Lot : | Rental Income Statement | 2020 |

PID:

Commercial Lease Information: Please provide information on current leases as of January 1st.

| Lease Terms | | | | | | | | |
|-------------|-------------|---------------|-----------------------|-------------------------|-------------|--------------------|---------------|-----------------------|
| Floor Level | Tenant Name | Type of Space | Leased Area (Sq. ft.) | Rent per SF on Jan. 1st | Annual Rent | Start Date (Mo/Yr) | Term in years | Basis Gross, Net, NNN |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |
| | | | | \$ | \$ | | | |

Residential Rental Information: Please provide the following rental information.

| The effective reporting date is January 1st. | | | | Rent Incentives | | Lease Terms | | | |
|--|------------------|----------------|-------------|-----------------|------------------|--------------------------|------------|-------------|--------------|
| Unit Type | Total # of Units | Rent per Month | Annual Rent | Free Rent | Free # of Months | Lease Start Date (Mo/Yr) | Heat (Y/N) | Elect (Y/N) | Lease or TAW |
| Studio | | \$ | | \$ | | | | | |
| | | \$ | | \$ | | | | | |
| One Bedroom | | \$ | | \$ | | | | | |
| | | \$ | | \$ | | | | | |
| Two Bedroom | | \$ | | \$ | | | | | |
| | | \$ | | \$ | | | | | |
| Three Bedroom | | \$ | | \$ | | | | | |
| | | \$ | | \$ | | | | | |
| Four Bedroom | | \$ | | \$ | | | | | |
| | | \$ | | \$ | | | | | |
| Weekly | | \$ | | \$ | | | | | |
| | | \$ | | \$ | | | | | |
| | | \$ | | \$ | | | | | |

I certify under the pains and penalties of perjury that the information supplied herewith is true and correct:

Submitted by: _____ Title: _____ Phone: _____

Signature: _____ Date: _____

| PID ID: | | Location: | | Expenses for Calendar Year: 2020 | |
|-----------------------------|-----------------|---------------|-----------------------------|----------------------------------|---------------|
| | Landlord Amount | Tenant Amount | | Landlord Amount | Tenant Amount |
| Management & Administrative | | | Maintenance & Cleaning | | |
| Management Wages or Fee | \$ | \$ | Wages | \$ | \$ |
| Legal & Accounting | \$ | \$ | Supplies | \$ | \$ |
| Security Wages | \$ | \$ | Maint. Service Contract Fee | \$ | \$ |
| Payroll | \$ | \$ | Grounds Keeping | \$ | \$ |
| Group Insurance | \$ | \$ | Rubbish Removal | \$ | \$ |
| Telephone | \$ | \$ | Snow Removal | \$ | \$ |
| Advertising | \$ | \$ | Exterminator | \$ | \$ |
| Commissions | \$ | \$ | Other | \$ | \$ |
| Other | \$ | \$ | | \$ | \$ |
| Total | \$ | \$ | Total | \$ | \$ |
| Repairs & Alterations | | | Capital Improvements | | |
| Exterior | \$ | \$ | Description | | |
| Interior | \$ | \$ | | \$ | \$ |
| Mechanical | \$ | \$ | | \$ | \$ |
| Electrical | \$ | \$ | | \$ | \$ |
| Plumbing | \$ | \$ | | \$ | \$ |
| Total | \$ | \$ | Total | \$ | \$ |
| Utilities | | | Other Expenses | | |
| Electricity | \$ | \$ | Real Estate Taxes | \$ | \$ |
| Gas | \$ | \$ | Reserve for Replacement | \$ | \$ |
| Oil | \$ | \$ | Apartments for Employees | \$ | \$ |
| Water | \$ | \$ | Insurance (1 yr. Premium) | \$ | \$ |
| Sewer | \$ | \$ | | \$ | \$ |
| Total | \$ | \$ | Total | \$ | \$ |
| Comments: | | | | | |